DOSSIER FOR QUARTERS A, NAVAL AIR STATION, SAN DIEGO, HISTORIC DISTRICT, NAVAL BASE CORONADO, SAN DIEGO COUNTY, CALIFORNIA

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1. INTRODUCTION

Quarters A is a contributing building in the Naval Air Station, San Diego ("NASSD") Historic District ("Historic District"), located on Naval Base Coronado, California. This Dossier provides background information about NASSD in general and discusses the significance of Quarters A in particular. It identifies alterations made to Quarters A prior to May 15, 2006. At that time, Quarters A was transferred by long-term Ground Lease from the Department of the Navy ("Navy") to San Diego Family Housing, LLC ("SDFH") for the purpose of a public-private venture ("PPV") to privatize the family housing at NASSD. The long-term Ground Lease was subject to review under Section 106 of the National Historic Preservation Act ("Act"), as amended (16 USC Part 470 *et seq*.). This Dossier has been prepared as a result of that Section 106 review, for the purpose of identifying existing character-defining features of Quarters A and any associated significant landscape, and to serve as a guide for the long-term maintenance and management of this historic housing unit.

This maintenance and management of Quarters A shall be undertaken by SDFH and its affiliates in accordance with the Ground Lease and the Property Management Agreement for this PPV project and the *Programmatic Agreement Among The Commander Navy Region Southwest, The Advisory Council on Historic Preservation, And The California State Historic Preservation Officer Regarding Navy Region Southwest Undertakings Within The San Diego Metropolitan Area, California* ("PA"), dated February 3, 2003.

2. NAVAL AIR STATION, SAN DIEGO, HISTORIC DISTRICT

The Historic District was listed in the NRHP in September 1990 under Criteria A and C (National Park Service 1995). At that time, the period of significance for the Historic District was established as 1917 to 1938 (Yatsko 1990). NASSD was the first naval air station on the West Coast and one of the earliest naval air stations in the United States. It is significant in American military history for the part it played in the early development of naval aviation and, later, its role as the main naval air station for the Pacific Fleet. As part of NASSD, the Historic District is significant under Criterion A for its association with broad national and regional themes and for its association with events that made a significant contribution to the broad patterns of our history. The Historic District was also listed in the NRHP under Criterion C for its architectural significance as important work of Bertram Grosvenor Goodhue (1869-1924). Goodhue was a nationally significant and influential architect whose buildings include the Los Angeles Public Library, the Cathedral of St. John the Devine, and the Nebraska State Capitol. Thirty-nine (39) buildings designed by Goodhue and his various partnerships are currently listed in the NRHP. This master architect was responsible for the site plan for NASSD and its architecturally significant Spanish Colonial and Pueblo Revival buildings. The Historic District includes 23 contributing buildings and three contributing structures, 19 of which were designed by Goodhue.

Military installations have long played an important role in San Diego's history, beginning with the development of the Spanish Fort Guijarros on the San Diego Bay side of Point Loma in the 1790s. A formal United States military presence was established at San Diego during the Mexican-American War in 1846 (Linder 2001). Development continued throughout the nineteenth century with temporary military uses preceding the U.S. Navy's first permanent facility at Point Loma in 1904. In 1917, the Secretary of the Navy called for new aviation and submarine bases to be constructed in San Diego and asked that funds be set aside for the purpose of establishing a military airfield on North Island, at the tip of the Peninsula of San Diego. At that time, a joint tenancy agreement between the Army and the Navy provided for both their use of North Island, though the exact boundaries between their respective properties remained in disputed.

The Army Signal Corps had been running an aviation school on North Island since 1912, in a sub-lease agreement with the Curtis Aviation Camp. This arrangement established the precedent of military aviation training at this location and NASSD become one of the nation's first eight naval aviation bases and one of two training facilities (Fahey et al. 1988). The Curtis A1 Triad was the first aircraft purchased by the Navy for the purpose of creating its naval air fleet. The Navy considered this plane an ideal choice because it could be outfitted to land on land and at sea, and it could take off from a ship (this technology was developed by Curtis in San Diego [Yatsko 1990]). With the start of World War I, the Navy's interest in San Diego grew and new base facilities were added to the city's burgeoning military complex. In 1919, the Secretary of the Navy decided to move approximately half of the Navy's fleet to the Pacific

Ocean. Between 1919 and 1924, the Navy spent more than $27 million on military facilities in San Diego. By 1929, San Diego had donated one-third of its waterfront area to the Navy, thereby ensuring a Navy presence in the region. Both the Army and Navy established aviation schools on North Island, and several permanent structures were constructed. Their shared tenancy at North Island lasted until 1935, when Franklin Roosevelt issued an Executive Order transferring the Army facilities to the Navy.

The contributing buildings at NASSD, dating from 1917-1938, were designed in the Spanish Colonial Revival style, with aspects of the Pueblo Revival style (sometimes called Santa Fe Revival), the latter being visible on buildings such as the Married Officers' Quarters ("MOQ"). The Spanish Colonial Revival and Pueblo Revival styles were popular in the United States from the 1910s through the 1930s. The former borrowed from the Colonial Spanish Baroque of the Colonial and Mexican periods in California from the eighteenth and nineteenth centuries (Yatsko 1990). The revival of Spanish Colonial architectural design in San Diego was made popular in part due to the success of the 1915 Panama-California Exposition in Balboa Park. This Exposition featured major buildings designed by Bertram Goodhue, whose affinity for the Spanish Colonial Revival style is evident in his post-Exposition work.

3. BACKGROUND INFORMATION

CONSTRUCTION HISTORY

Quarters A is a building that contributes to the significance of the Historic District. This single-family house was designed by Bertram Goodhue and built in 1919 to provide housing for married officers and their families. Quarters A is a two-story stucco house with a red tile roof characteristic of the Spanish Colonial Revival style. It is an excellent example of its style. The original footings, foundation, floor base and structural elements of Quarters A are poured concrete. The exterior walls of the house were constructed of hollow clay tile and covered with stucco, the original uneven surface of which was intended to resemble plastered adobe. The roof is supported by wood framing. The surfaces of the original wood-stud interior partition walls are plastered. The flat-roofed wings are not original. Quarters A, like many other houses in the Historic District, have been altered over the years. Because the period of significance for the Historic District is 1917 through 1938, modifications made to Quarters A prior to December 31, 1938, are considered to have gained significance in their own right and are therefore character-defining features of the house.

According to original and other historic drawings and records, alterations were first made to Quarters A in 1924-5, only five years after its completion. At that time windows were replaced and minor renovations were made. Additional modifications were made in 1927-8 and 1930 to the heating systems, fireplace and windows. In 1933-6, changes were made to the front entrance, the rear porch was enclosed, a wood patio was erected on the roof, a shower was installed in the master bedroom bathroom, and renovations were made to the piping.

Post-1938 alterations, after the period of significance of this house, began with improvements to windows, doors, and closets in 1942. Drawings for Quarters A show that additional remodeling projects took place in 1951, 1958, 1961-2, the mid 1960s, and 1975-6. These changes included installation of louvered windows and awnings; kitchen, bedroom, and bathroom upgrades; portable screens; a fence separating the grounds of Quarters A from Quarters B; and other landscape improvements. The most recent drawings from 1987 pertain to maintenance improvements made to the exterior of Quarters A, including repainting, replacement of the patio roofing, and repairs to damaged stucco. Table 1 below provides a summary of those alterations to Quarters A for which the Naval Base Coronado Public Works Office has drawings.

Table 1. Summary of Physical Evolution of Quarters A

Date(s)	Action Taken	Drawing Reference No.
1918-9	Design, construction, and completion of Quarters A	75830, 75831
1924-5	Replaced windows and minor renovations	NA11/N4-1(13), I-44-22
1927-8	Remodeled heating system, including fireplace	NA11/N4-1(12), NA11/N4-1(20)
1930	Minor maintenance on windows and doors	10974.1
1933-6	Constructed front entrance and porch; Constructed wood platform on wood roof; Renovation of piping and installation of shower in bathroom	NA11/N4-1, NA11/ N4-1(50), NA11/N4-1(51), NA11/N4-1, NA11/N4-1(55), NA11/N4-1(248)
1942	Improvements to windows, closets, doors	NAS/N4-1(244)
1951	Installation of louvered windows, 'lan' and awning	NAS/N4-1(133)
1958	Repaired and modified kitchen and pantry for cabinets	NAS/N4-1(245), NAS/N4-1(246)
1961-2	Installed portable outdoor screens, fencing installed for Quarters A and B	NAS/N4-1(395), NAS/N4-1(401), NAS/N4-1(400)
1964-6	Replaced sump pump, interior bathrooms, bedrooms renovations, and landscaping changes	NAS/N4-1(410), NAS/N4-1(97), NAS/N4-1(96), NAS/N4-(421), NAS/N4-1(422), NAS/N4-1(423) , NAS/N4-1(424), NAS/N4-1(425), NAS/N4-1(426)
1970-1	Repaired heating system in Quarters A-E; Installed steam boiler in Quarters A-E; Remodeled kitchen and installed landscape lighting	80091, NAS/N4-1(728), NAS/N4-1(733)
1987	Repainted exterior, replaced patio roofing, re-stuccoed exterior damage	6293721, 6293722, 6293723

EXTANT CHARACTER-DEFINING FEATURES

According to the original architectural drawings, Quarters A is a "Type A" MOQ and it is the only one of its type. All of the other MOQ in the NAS San Diego Historic District are Type Bs. The Type A MOQ differs from Type B with a second story central unit and larger wings in the original plan. The design of Quarters A is a classic example of the Spanish Colonial Revival style, with additional Pueblo Revival style details. Spanish Colonial Revival is characterized by the use of stucco on the exterior walls, often with rounded corners, low-pitched tile roofs, and decorative stone and tile features. The existing character-defining features of Quarters A are those features that remain from the original construction date up through 1938. From the original date of construction the character-defining original features on the exterior of the house include: the form (shape and massing) of the house as it existed in 1938, the stucco walls (noting that the current stucco is neither original nor of the original character) with rounded corners, the low-pitched hipped clay tile roof over the central section of the house, the cast stone ornamented front entry with a Navy insignia (Figure 1), and copper leader boxes, gutters, and downspouts (Figure 2). Additional character-defining features of the exterior of Quarters A include: the original wood windows and French doors (Figure 3), low courtyard wall extensions of the house (Figure 4), decorative vents above some of the windows (Figure 5), and the Pueblo Revival features that are the result of alterations and additions that took place between 1922 and 1938 (Figure 6), such as the Pueblo Revival flat roofed wings with parapets and tiled sills below many of the windows (see Figure 4).

Figure 1. Front entrance with Navy insignia.

The current appearance of the interior of Quarters A is the result of several layers of alterations on top of the original interior design. These changes have occurred in conjunction with its use during the greater part of the twentieth century. Besides the remaining original fixtures, many of these interior alterations date from the period of significance, such as the hardwood floors, ornate fireplace mantels (Figure 7), wood cabinetry, front stairway, arched hall architrave (below the front stair) (Figure 8), and the moldings and trim found throughout the house (Figures 9 and 10).

In the 1920s and 1930s, over 2,000 trees and shrubs were planted at NASSD. The species planted at that time included fruit trees, pines, cypress, palms, and elms, as well as eucalyptus, acacias, and hibiscus (Yatsko 1990). These plantings are part of the character of the Historic District and form part of the setting of Quarters A.

Figure 2. Copper leader box and downspout.

Figure 3. French door.

Figure 4. Low courtyard wall extension.

Figure 5. Decorative vent.

Figure 6. Pueblo Revival features are the stucco, flat roofed wings of the house.

Figure 7. Dining room with ornate fireplace and wood floors.

Figure 8. Wood stairway and arched hallway architrave by the front entrance.

Figure 9. Trim.

Figure 10. Molding and trim around windows in rear sunroom.

NATIONAL REGISTER OF HISTORIC PLACES
QUARTERS "A"
COMMANDANT'S HOUSE, 1919
NAVAL AIR STATION, SAN DIEGO, HISTORIC DISTRICT
BUILT AS THE COMMANDING OFFICER'S RESIDENCE DURING THE ORIGINAL 1918-1919 CONSTRUCTION OF NAS SAN DIEGO. THIS PUEBLO REVIVAL-STYLE BUILDING IS EXEMPLARY OF THE ARCHITECTURAL SIGNIFICANCE OF THE HISTORIC DISTRICT AS AN APPLICATION OF THE SPANISH COLONIAL REVIVAL STYLE IN MILITARY ARCHITECTURE.
NAVY PUBLIC WORKS CENTER SAN DIEGO 1990

Figure 11. Historical plaque.

4. MAINTENANCE AND MANAGEMENT CONSIDERATIONS

The purpose of this Dossier is to establish and document the condition of Quarters A as of May 15, 2006, the date Quarters A was transferred to SDFH. This Dossier identifies the character-defining features remaining at Quarters A and can therefore be used to inform future maintenance and management of the house. The Property Management Agreement for this PPV project establishes a review process for ongoing management and maintenance and other projects affecting the historic resources in the Historic District. The Property Management Agreement also specifies that projects affecting contributing buildings in the Historic District, including ongoing maintenance, must be consistent with *The Secretary of the Interior's Standards for Rehabilitation* ("Standards"). It also sets forth a review process for such projects. The purpose of these requirements is to ensure that the historic houses in the Historic District are treated in a manner that retains their architectural character and character-defining features. At Quarters A, those character-defining features include, on the exterior:

- the form (shape and massing) of the original house;
- stucco walls with rounded corners (even though the existing stucco is neither original nor of the appropriate finish it is important that the exterior walls remain stucco);
- the low-pitched red tile roof;
- the flat-roofed wing with parapets;
- the cast stone surround at front door with Navy insignia;
- the copper gutter system;
- a decorative vent above some windows;
- tiled sills at many of the windows;
- original wood windows and French doors; and
- the low, courtyard wall extensions of the house.

On the interior of the house, the remaining character-defining features are the hardwood floors, ornate fireplace mantels, wood cabinetry, front stairway, arched hall architrave (below the front stair), and the moldings and trim found throughout the house.

All of these features appear to be in good and functioning condition. They will be treated in accordance with the Standards and the house will be maintained in a manner such that no damage to the house occurs. The landscaping around Quarters A will be maintained. Particular attention will be paid to features of that landscape that may have been part of the original planting scheme, and to maintaining the character of that original landscaping. If any such element is now considered an invasive species, SDFH will, at such time as landscape work is contemplated, consult with a qualified arborist and/or landscape architect to determine an appropriate course of action. SDFH will undertake such work in accordance with the Property Management Agreement. Adding of landscape features and plantings not consistent with the original landscaping plan shall not be undertaken.

Separate and apart from the appropriate maintenance and management of the Quarters A and the treatment of the character-defining features discussed above, SDFH may, over the course of the Ground Lease, have an opportunity to reverse inappropriate alterations made to Quarters A after 1938 and before May 15, 2006. Such work is not required under the Ground Lease or the Property Management Agreement. However, SDFH recognizes the significance of the historic houses in the Historic District. Consequently, although SDFH has no affirmative responsibility to do so, SDFH will, if it is necessary to protect the historic fabric of the house or as it is able, undertake such work.

Work that would positively affect the historic appearance of Quarters A would include, on the exterior:

- replacement of inappropriate replacement windows with new windows that match as closely as possible the original windows;
- removal of the trellis and awnings;
- removal of paint on the cast stone features;
- replacement of exterior doors with new doors to match originals if documentation exists for those or with new stylistically appropriate doors.

Other ongoing maintenance should include concealing wires, cables, pipes, and ductwork to the extent possible.

SDFH will maintain a record of all projects it undertakes that affect Quarters A in order to document the ongoing evolution of Quarters A. Such projects shall be accomplished in accordance with the provisions of the Ground Lease and Property Management Agreement for this PPV project and the PA, which set forth review procedures for projects and require that they be accomplished in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation, as attached in Appendix A (Weeks and Grimmer 1995).

REFERENCES

Architectural Drawings

1918-1979 Various plans and records on file, Building 3, Naval Base Coronado Planning Department.

Commander Navy Region Southwest, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer

2003 *Programmatic Agreement Among the Commander Navy Region Southwest, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer Regarding Navy Region Southwest Undertaking Within the San Diego Metropolitan Area, California*, dated February 3, 2003.

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APPENDICES

APPENDIX A

Secretary of the Interior's Standards for Rehabilitation

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Secretary of the Interior's Standards for Rehabilitation

These Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B

Undertakings Requiring No Further Review

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Undertakings Requiring No Further Review

The following ongoing maintenance and management activities are not subject to further review provided that a preservation professional who meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* (62 Fed. Reg.33,707 (June 20, 1997), as they may be amended, (1) determines that the following ongoing maintenance and management activities will be accomplished in accordance with the *Secretary of the Interior's Treatment of Historic Properties*, specifically using the *Standards for Rehabilitation,* and (2) determines that such ongoing maintenance and management activity is exempt from further review consistent with Attachment E of the PA. When reference in this Appendix, "in-kind" shall mean that the result will match visual characteristics of existing character-defining elements of historic properties.

General

1. Undertakings involving ground-disturbing activities outside areas of known or provisional archaeological sensitivity.
2. Undertakings involving aspects of the built environment that are not listed or eligible for listing on the National Register of Historic Places.

Interior Work

3. Plumbing system rehabilitation/replacement, to include pipes and fixtures in both bathrooms and kitchens
4. Heating, ventilation, and air conditioning rehabilitation/replacement including furnaces, pipes, radiators or other heating/air conditioning units, where new equipment does not adversely affect character-defining elements or structural integrity.
5. Rehabilitation/replacement of electrical wiring including lighting, fire alarms, smoke/heat detectors, fire suppression systems, telephones, and local area networks.
6. Toilet and bathroom improvements, including alterations necessary for handicap access.
7. Interior surface (floors, walls, ceilings, woodwork) treatments, providing the work is restricted to repainting, refinishing, re-papering, re-paneling, or laying carpet, linoleum, or other recognized floor systems.
8. Replacement of insulation.
9. Replacement/repair of vertical transportation systems (elevators, dumbwaiters, escalators, personnel lifts, conveyors, and hoists).
10. Repair and cleaning of flues, chimneys, and stacks.
11. Installation of modular furniture systems.
12. In-kind repairs or replacement of structural members and elements.

Exterior Work

13. Repair or replacement of stucco, siding, trim, or hardware when done in-kind to match existing material and design.
14. Replacement of glass when done in kind to match existing material and design. Where possible, replacement glass will be wavy to simulate original historic glass. Where necessary, window glass may be double or triple glazed as long as it is clear and replacement does not alter existing window glazing rabbets. This excludes the use of tinted glass, which will require consultation.
15. Repair of wood window frames by patching, splicing, consolidating or otherwise reinforcing or replacing in-kind those parts that are extensively deteriorated or are missing. The same configuration of panes will be retained.
16. Maintenance of features such as window and door frames, hood molds, paneled or decorated jambs and moldings through appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
17. Repair or replacement of roofs or parts of a roof that are deteriorated, when done in-kind to match existing materials, color, and design. Adequate anchorage for roofing material to guard against wind damage and moisture penetration shall be provided.
18. Repair or replacement of porches and stairs when done in-kind to match existing material and design.
19. Installation of storm windows or screens, provided that they conform to the shape and size of historic windows and that the meeting rail coincides with that of the existing sash. Removable units installed on the interior shall be given preference. Color shall match prime window color; mill finish aluminum is not acceptable.
20. Painting exterior surfaces when the new paint matches the existing original color. If the existing paint is not desirable and the original color is not known, the color should be in keeping with historic color schemes. Damages or deteriorated paint me be removed to the next sound layer, using the gentlest methods possible, such as hand scraping or hand sanding. Abrasive methods, such as sandblasting and water blasting, are not allowed.
21. Replacement or installation of caulking and weather stripping around windows, doors, walls, and roofs.
22. Repair and replacement of gutters and down spouts in-kind.
23. In-kind sidewalk, driveway and curbing repair or replacements. Care will be given to identifying and preserving historic sidewalk stamps when present.
24. Removal of exterior, wiring, conduit, wiring devices, transformers and related electrical systems.
25. Repair or removal of fire escapes, vestibules, canopies, awnings, railings, ramps, and other similar additions to historic properties that are not original character-defining elements.
26. Removal, repair-in-kind, ore replacement of package air conditioning equipment.

Other Activities

27. In-kind street, parking lot, driveway, sidewalk, curb and gutter and storm drainage structure repair or replacements.
28. Routine repairs and maintenance of piers, berths, and dry docks, including repair/replacement of dolphins, piling, decking, cleats, bollards, or capstans, aids to navigation, and related items required to maintain operation capability of vessels.
29. Routine repair and maintenance of runways, aprons, airport approach lighting systems, aircraft tie down devices, fueling systems, starting systems, and related devices required to maintain operational capability aircraft.
30. Routine repair and maintenance of antennas and signaling devices.
31. Use of interpretive signs or exhibit structures that are not attached to a historic property and that do not visually intrude on an historic property. They shall be constructed of materials and painted colors that harmonize with the historic property and its setting.
32. Repair and installation of utilities, such as sewer, water, storm, electrical, gas, steam, compressed air, leach lines, and septic tanks, where installation is restricted to areas previously disturbed by installation of these utilities.
33. Removal, repair or replacement of railroad or crane track.
34. Routine repair/replacement/maintenance of cranes, hoists, and lifting devices, or their components, when done in-kind to match existing material and design.
35. Repair/maintenance of swimming pools; outdoor playground equipment and athletic equipment; and related recreation items.
36. Repair/maintenance of fencing when done in-kind to match exiting material and design.
37. Maintenance and replacement of trees, shrubs, and turf removal of dead or unsalvageable tress and plant materials.
38. Removal, repair, or replacement of overhead steam distribution systems that are not character-defining features of a historic district.
39. Removal, repair, or replacement in-kind of utility poles, street and parking lot lighting.

Emergency Work

40. In those situations where unanticipated and sudden events, such as fire or storm damage, irreversibly alter the structural stability of a property, rendering it an immediate health and safety hazard, CNRSW will:
    a. Take the necessary steps to make the property safe.
    b. Advise SHPO of the situation, providing a brief description of the nature of the emergency and corrective work.